Site Address: 9601 James Ave. S. **SUBDIVISION** NELMAC 2ND ADDITION

Plat name: STROUT ADDITION

Proposal: Subdivision, Variance

PUBLIC WORKS DEPARTMENT DEVELOPMENT PLAN REVIEW

1700 West 98th Street, Bloomington, MN 55431 City of Bloomington 952-563-4870

Nelmac LLP

Applicant Information

Reed Nelson reed@nelsonnumeric.com

1750 W 96th St

952-224-2082 Bloomington MN 55431 952-224-2082

Cell 612-840-8650 612-840-8650

Permit No:

Case No: 5277AB-15

for:

Scheduled Informal DRC: 4/1/14 Item #2

Planning Commission:

Formal DRC: 2/3/15 Item #1 City Council:

> **Date Received:** Return to:

3/25/14 1/29/15 **Dennis Fields Dennis**

		Fields		
Due Date:	3/31/14	2/2/15		
Plan Reviewer	Date	Date	Date	Date
Development/Services Section – 952-563-4862				
Jen Desrude (JCD), Civil Engineer	3/31/14	2/2/15		
Traffic Section				
Amy Marohn (ALM), Civil Engineer	3/31/14	2/2/15		
Tom Bowlin (TPB), Civil Engineer				
Kirk Roberts (KAR), Traffic & Trans. Engineer				
Street Design & Construction Section				
Steve Jorschumb (SKJ), RLS	3/31/14	2/2/15		
Julie Long (JML), Senior Civil Engineer	3/31/14	2/2/15		
Bob Simons (BPS), Civil Engineer		2/2/15		
Water Resources Section				
Bryan Gruidl (BRG), Sr. Water Resources Manager				
Steve Segar (SWS), Civil Engineer	3/31/14	2/2/15		
Utilities Division				
Tim Kampa (TKK), Civil Engineer				
Eric Wharton (ECW), Civil Engineer	3/31/14	1/30/15		
Maintenance Section				
Dave Hanson (DLH), Assist. Maint. Superintendent				
Administration				
Jim Gates (JBG), Deputy Director of PW				
Karl Keel (KPK), Director of Public Works				
Shelly Pederson (SAP), City Engineer		2/2/15		

Email

Fax

Other

Preliminary Plat See list of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22. Missing some site data: Impervious area, setback Final Plat A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within the past 6 months, shall be provided. (Due prior to Mayor and City Manager signatures on final plat) Consent to Plat form is needed from any mortgage companies with property interest. SkJ St1 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County. SkJ Standard drainage and utility easements 10 feet along street frontages and 5 feet along internal lot lines shall be dedicated on the final plat. Easements & Agreements A 10_foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document. A signed copy of private common driveway/parking/access easement agreement shall be provided. A signed copy of private common utility easement agreement shall be provided. SkJ A signed copy of private common utility easements may be vacated. Contact Bruce Bunker at 952-563-4546 or bruce bunker@BloomingtonMix.gov for a copy of the Public Rights-of-Way Vacation Application. Application fee = \$275 per application, no matter the number of easements. It is the responsibility of the developer to determine if private utilities exist in the easement prior to submitting the application. Developer/owner to provide legal description and Engineering staff will prepare vacation document. Miscellaneous Comments Final Plate A Williensed Civil Engineer must design and sign all civil plans, including Grading, 3/31/14 JCD	1.	Deve	lopm	ent/Services Section (Plats, Easements, Agreements, Misc.)					
The approved Final Plat shall be filed with Hennepin Country (Chapter 22) All development setbacks shall be based on planned widened rights-of-way for the abutting public street(s) (Section 19.42). CC	Cod	e Red	quiren	nents					
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Drainage Utility and Frosion Control plans	\boxtimes			MN licensed Civil Engineer must design and sign all civil plans, including Grading,	3/31/14				
JCD				Drainage, Utility and Erosion Control plans.	JCD				
Connection charges shall be due prior to issuance of utility permits – dollar amount to be 3/31/14	\square			Connection charges shall be due prior to issuance of utility permits – dollar amount to be	3/31/14				
determined.									
Prior to the issuance of the Certificate of Occupancy, developer/contractor must submit 3/31/14	\square			Prior to the issuance of the Certificate of Occupancy, developer/contractor must submit					
			"						
					300				
JCD									
				electronic utility as-builts to the Public Works Department.	JCD				

Ш	Ш		Transportation Demand Management (TDM) Plan shall be submitted prior to the issuance of parmits. (Depending on place)	3/31/14			
			of permits. (Depending on plans.)	JCD			
\boxtimes			Either remove or properly abandon carrier pipe under James. 3/31/14				
				JCD			
Standard Notes to Add to Plan							
	\boxtimes		Temporary street signs, lighting, and addresses shall be provided during construction.	3/31/14			
				JCD			
	\boxtimes		Contractor shall obtain a Public Works Permit Application for obstructions and concrete 3/31/14				
			work within Right-of-Way. Permit is required prior to removals or installation. Contact	JCD			
			Brian Hansen at 952-563-4543 or bhansen@BloomingtonMN.gov for permit application and for fee information.				
			Restore City street by complying with the City Street Improvement Policy; contact Utilities	3/31/14			
			(952-563-4568) for the requirements and show this on the plan.	JCD			
			tion & Street Design / Construction Section				
			Can't see what connection is being removed. 3/31/14 JML				
Stand		raffic i	Notes to Add to Plan				
			All construction and post-construction parking shall be on-site – no on-street	3/31/14			
			parking/loading/unloading allowed. (Add to removal, utility or site plan sheets)	ALM			
			All public sidewalks shall not be obstructed.	3/31/14			
				ALM			
			Storage of materials or equipment shall not be allowed on public streets or within public	3/31/14			
			right-of-way. (Add to removal, utility or site plan sheets)	ALM			
3. Water Resources Section							
Erosi		dimen	t Control Comments				
			Restore building demo area promptly.	3/31/14			
				SWS			
4. Utilities Division							
	No comment.						
$\overline{}$			A service has and southern consequences are serviced as the basic state of the independent by some	1/20/15			
Ш		ш	A new water and sanitary sewer service may need to be installed to independently serve the southerly lot. If the water service that is shown in the topographic plan is intended to	1/30/15			
			serve the future lot 2, its size and capacity should be confirmed to be adequate and a joint	ECW			
			maintenance easement/agreement will need to be recorded.				
			Any sewer, water or sprinkler interconnection between the buildings will need to be	1/30/15			
_			removed and provisions made for independent utility and fire service to the south	ECW			
			building.				
5. Maintenance Section							
No comment.							